

NOTES:

1. THIS CPD INCLUDES FOUR PARCELS OF LAND, AS FOLLOWS:

- STRAP NO. 24-46-23-W3-00026.0000 (645 OLD SAN CARLOS BLVD), ALSO SHOWN AS NORTH PARCEL #1 ON THE ACCOMPANYING SURVEY
- STRAP NO. 24-46-23-W3-00026.0030 (441/445 OLD SAN CARLOS BLVD), ALSO SHOWN AS SOUTH PARCEL #3 ON THE ACCOMPANYING SURVEY
- A NON-STRAPPED PARCEL, KNOWN AS A "BUTLER ACT" PARCEL, ALSO SHOWN AS PARCEL #4 ON THE ACCOMPANYING SURVEY

NO PARCEL #2 IS IDENTIFIED ON THE SURVEY. FOR THE PURPOSE OF THIS REZONING REQUEST, THE SUBMERGED LAND LEASE WILL BE DESIGNATED AS PARCEL #2 (ALSO NOT STRAPPED)

THE RESTAURANT KNOWN AS NERVOUS NELLIE'S LOCATED TO THE EAST, WHILE NOT PART OF THIS CPD, UTILIZES A PORTION OF THE PARKING ON THESE PARCELS AND IS INCLUDED ON THE PARKING CALCULATIONS (ONLY IF WE HAVE THE EXCESS SPACES SO IT DOESN'T TURN INTO A DEBATE - ROB SAID THIS WAS EXEMPT).

2. CURRENT LAND USE/ZONING:

PARCELS 1 & 2: LAND USE: PEDESTRIAN COMMERCIAL, ZONING: CPD (RES. 09-10)

PARCELS 3 & 4: LAND USE: TIDAL WATER, ZONING: NONE  
(PARCEL 4 FORMERLY CONTAINED THE SNUG HARBOR RESTAURANT)

3. DESCRIPTION OF PROPOSED DEVELOPMENT ON EACH PARCEL:

PARCEL #1:

- LOBSTER POT; 850 SF COVERED (PREPARATION AREA - SUPPORTED BY KITCHEN OPERATIONS OUT OF UNIT D)
- "COFFEE SHOP" OPEN SEATING; 1914 SF (153 SEATS) - I/C/W KITCHEN OPERATIONS IN UNIT B,
- OPEN AIR SHOPS (MAX. 3120 SF COVERED OPEN BUILDINGS)
- PARKING; 49 SPACES (NO CHANGE)

PARCEL #2:

- "PUBLIC USE COVERED AREA": 1140 SF COVERED
- PUBLIC WATER RELATED USES, DOCKS & DOCKING FACILITIES (NO CHANGE)

PARCEL #3; NO CHANGES PROPOSED (REMAINS AS 74 SPACE PARKING LOT)

PARCEL 4;

- COVERED SEATING: 875 SF (70 SEATS)
- OPEN SEATING: 1822 SF (145 SEATS)

4. SITE DATA AND DEVELOPMENT REGULATIONS:

PARCEL #1/NORTH PARCEL; TOTAL AREA = 35,768 SF

- COVERED AREA: 3970 SF (3 FT SET-BACK TO STREET, MAX. HEIGHT = 20 FT)
- OUTDOOR SEATING: 1914 SF (0 FT SET-BACK)

PARCEL #2/SUBMERGED LAND LEASE

- COVERED AREA: 1140 SF (0 FT SET-BACK)

PARCEL #3/SOUTH PARCEL; TOTAL AREA = 25,000 SF (NO CHANGES)

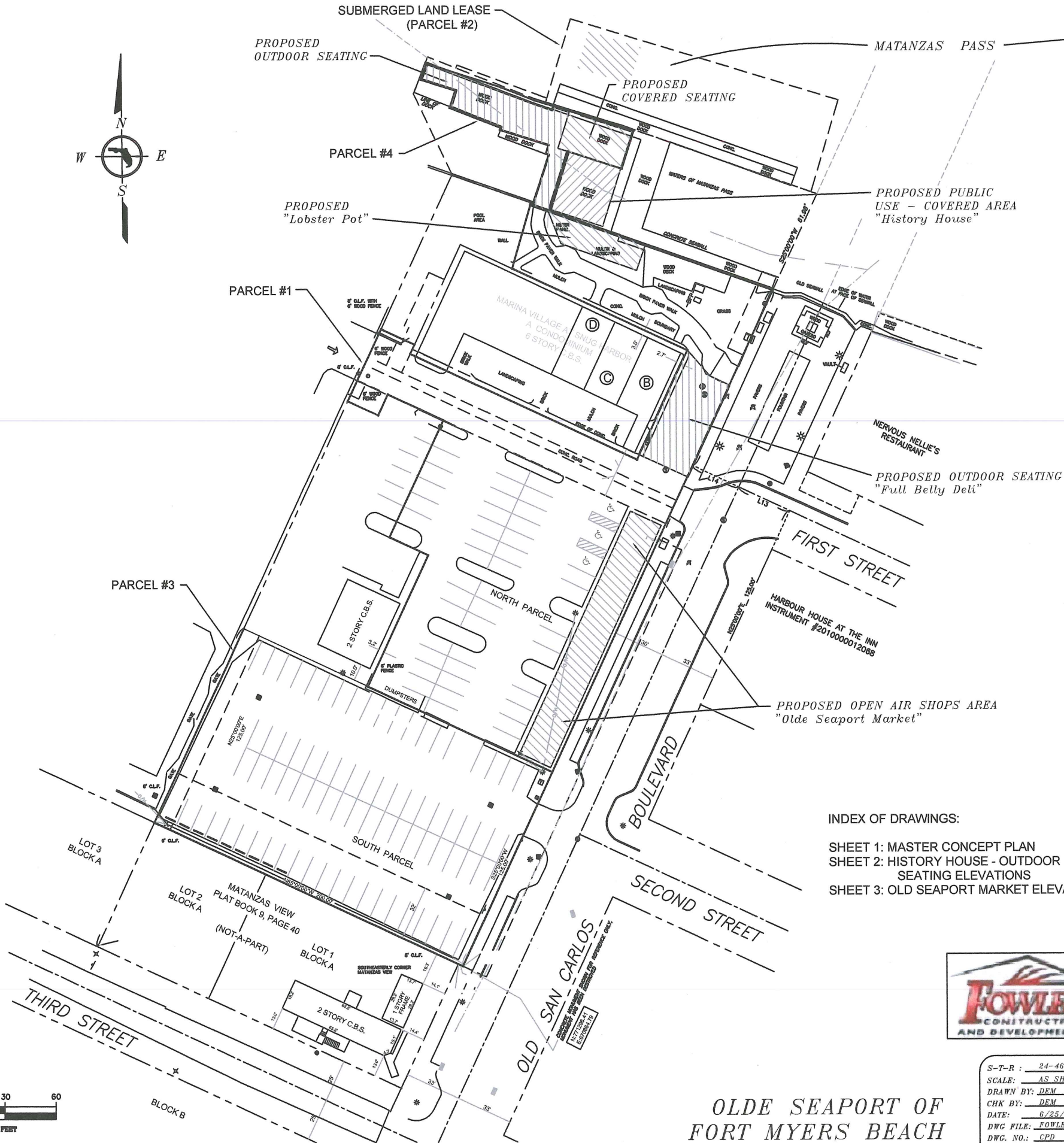
PARCEL 4/BUTLER ACT PARCEL; TOTAL AREA = 3025 SF

- COVERED SEATING AREA: 875 SF (0 FT SET-BACK, MAX. HEIGHT = 20 FT ABOVE CURRENT DOCK LEVEL)
- OPEN SEATING: 1822 SF (0 FT SET-BACK)

5. A FDEP PERMIT FOR ADDITIONAL DOCK SLIPS HAS BEEN APPLIED FOR AND IS PROVIDED AS PART OF THE REZONING REQUEST. BUTLER ACT AND SUBMERGED LAND LEASE USES IN THE TIDAL AREA LAND USE HAVE BEEN COORDINATED.

6. UNLESS OTHERWISE NOTED, EXISTING DOCKS AND WALKWAYS WILL REMAIN AND CONTINUE TO BE USED IN THE SAME MANNER.

7. UNITS "B", "C" AND "D" IN THE MARINA VILLAGE AT SNUG HARBOR, A CONDOMINIUM, ARE OWNED BY THE APPLICANT BUT NOT PART OF THIS REZONING REQUEST. THE ZONING OF MARINA VILLAGE IS "DOWNTOWN" AND ALL PROPOSED USES ARE CONSISTENT WITH THE CURRENT ZONING.



INDEX OF DRAWINGS:

- SHEET 1: MASTER CONCEPT PLAN
- SHEET 2: HISTORY HOUSE - OUTDOOR SEATING ELEVATIONS
- SHEET 3: OLD SEAPORT MARKET ELEVATIONS



S-T-R : 24-46-23  
SCALE: AS SHOWN  
DRAWN BY: DEM  
CHK BY: DEM  
DATE: 6/25/14  
DWG FILE: FOWLER/SNUG  
DWG. NO.: CPD  
SHEET 1 OF 3

REVISIONS:

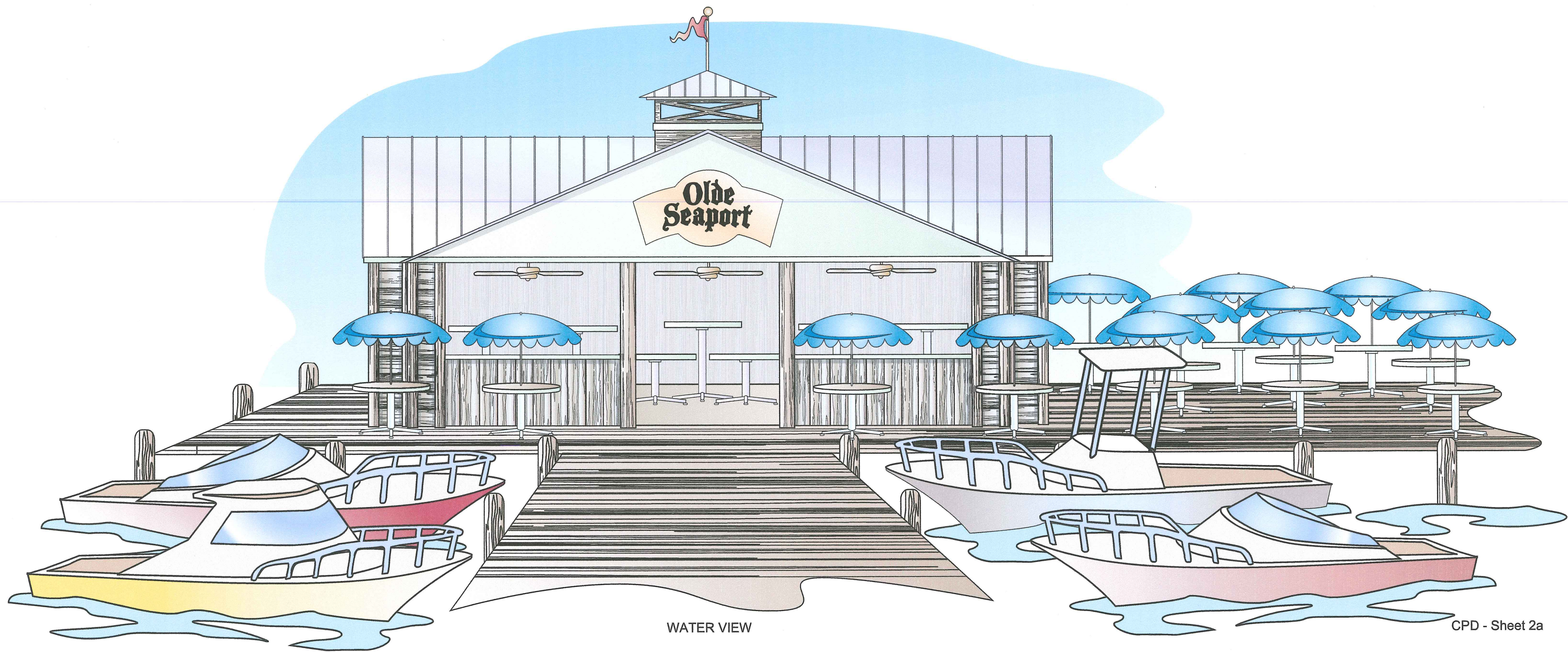
PROJECT  
CPD - MASTER CONCEPT PLAN  
BARRIER ISLANDS MANAGEMENT, LLC  
645 OLD SAN CARLOS BLVD.  
FORT MYERS BEACH, FL

McKee Engineering Consultants, Inc.  
(fka Lake Hickory Ventures, Inc.)  
Engineering Permitting Land Development  
22210 Fairmont Court Estero, FL 33928  
Phone (239) 888-4008 Fax (239) 495-5008 email: mckeeseng@comcast.net  
CERTIFICATE OF AUTHORIZATION #27145

DATE:

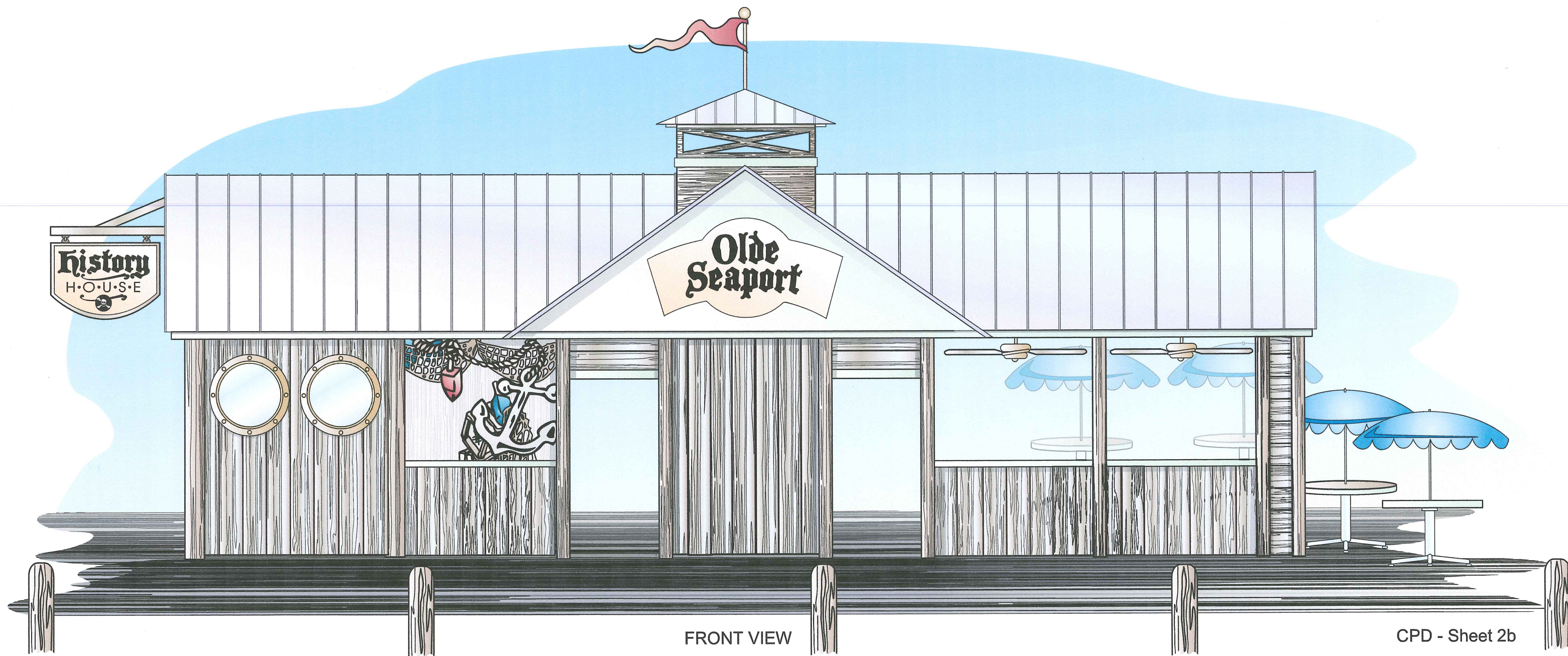
DAVID R. MCKEE  
PROFESSIONAL ENGINEER  
P.E. 38847, STATE OF FLORIDA



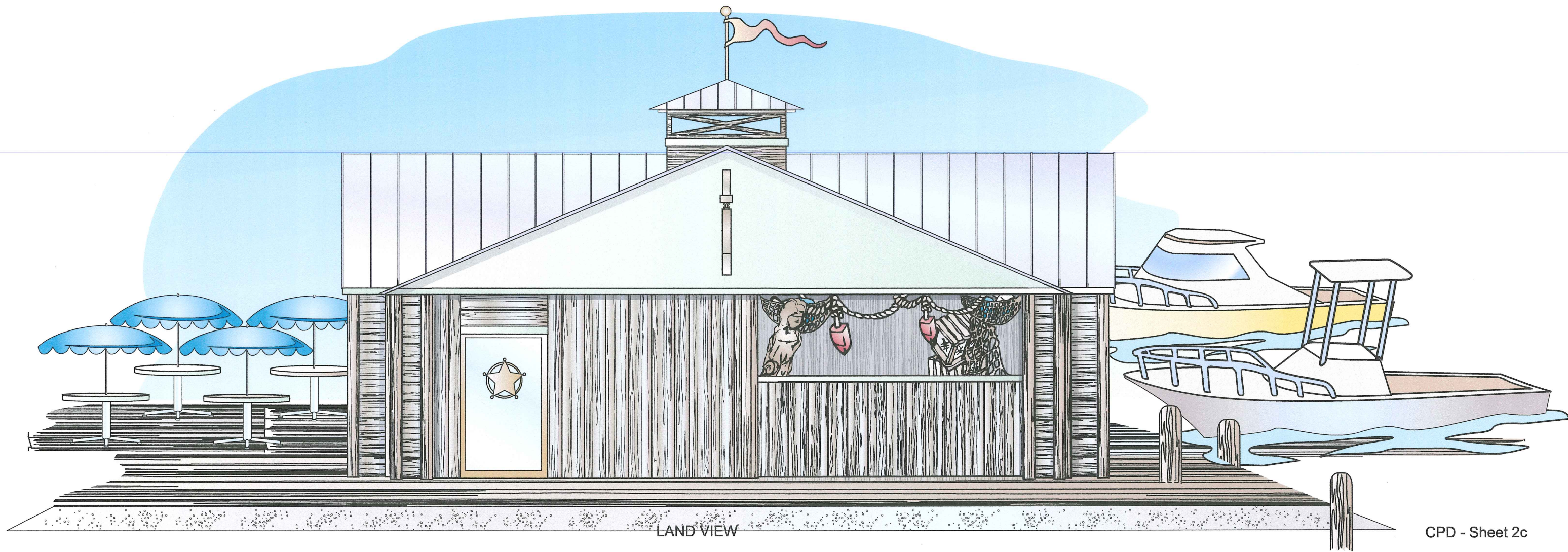


WATER VIEW

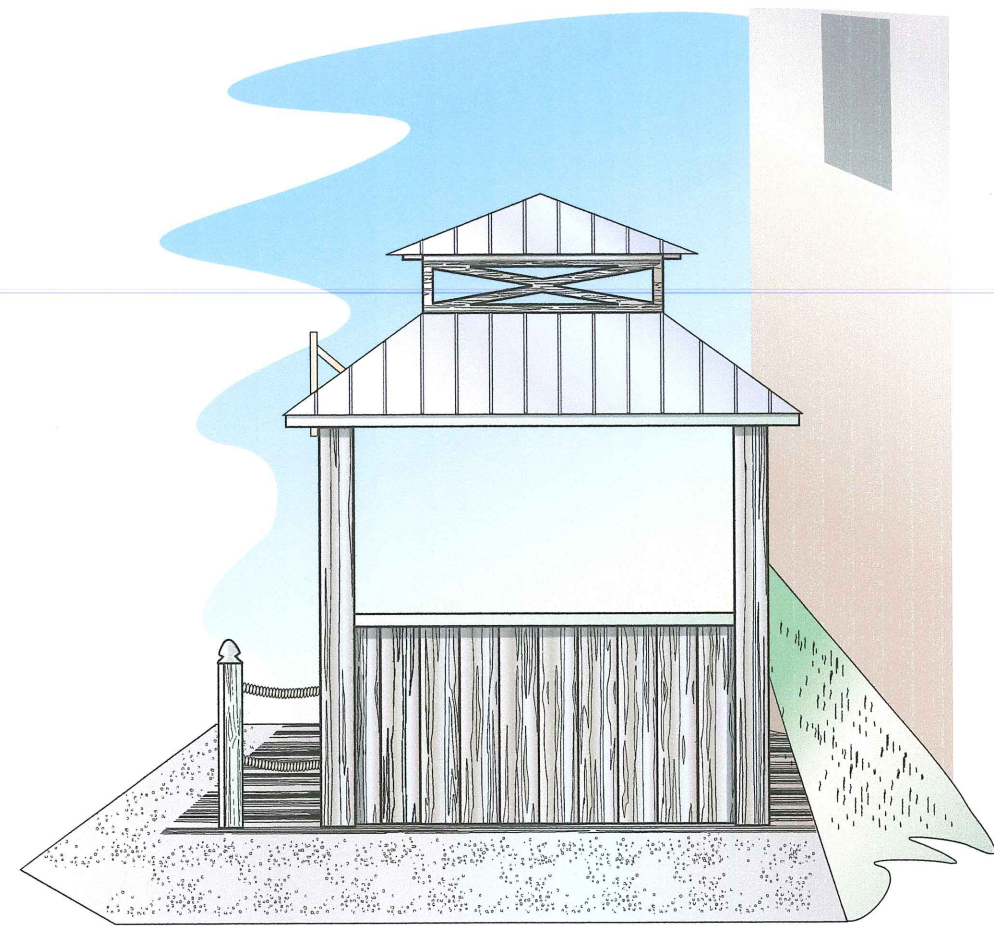
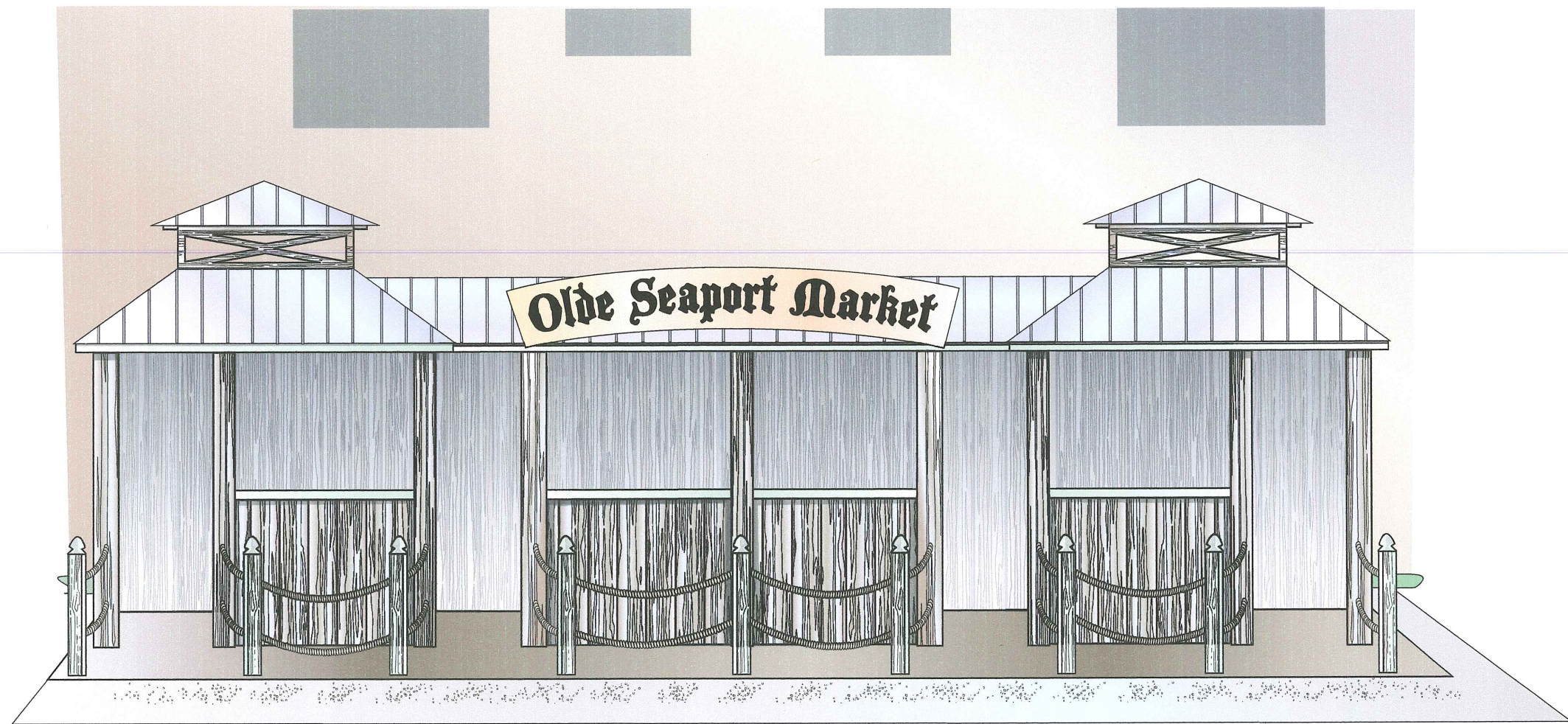












# Olde Market Place